



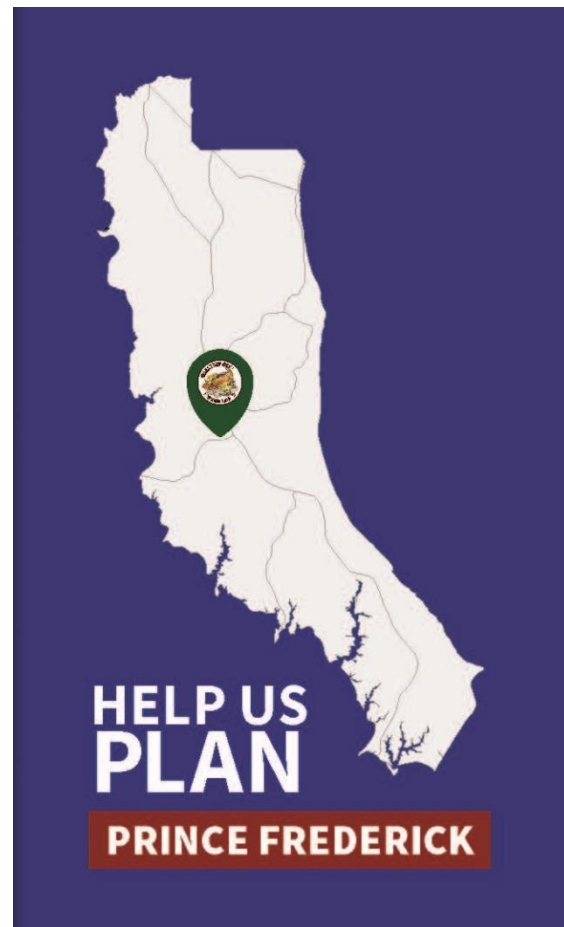
Public Meeting  
Virtual  
October 15, 2020



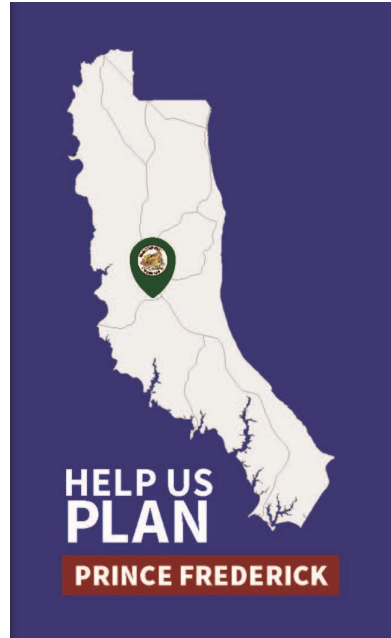


# TOWN CENTER MASTER PLAN

## Prince Frederick



# Agenda



- **Welcome & Introductions**
  - Steven Jones, Chair, Planning Commission
  - Maria Buehler, Vice Chair, Planning Commission
  - Mary Beth Cook, Director, Planning & Zoning Dept.
- **Presentation**
  - Jenny Plummer-Welker, AICP, Long Range Planner
  - Ruth Davis-Rogers, Planner II
  - Tamara Blake-Wallace, Principal Planner
- **Thank You / Adjourn**
  - Steven Jones, Chair, Planning Commission

# Update Process

We are  
here

## Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020  
*(delays due to COVID-19)*

## Develop Plan

- Public Meetings
- Draft plan
- Planning Commission review

Fall 2020 – Winter 2020/2021

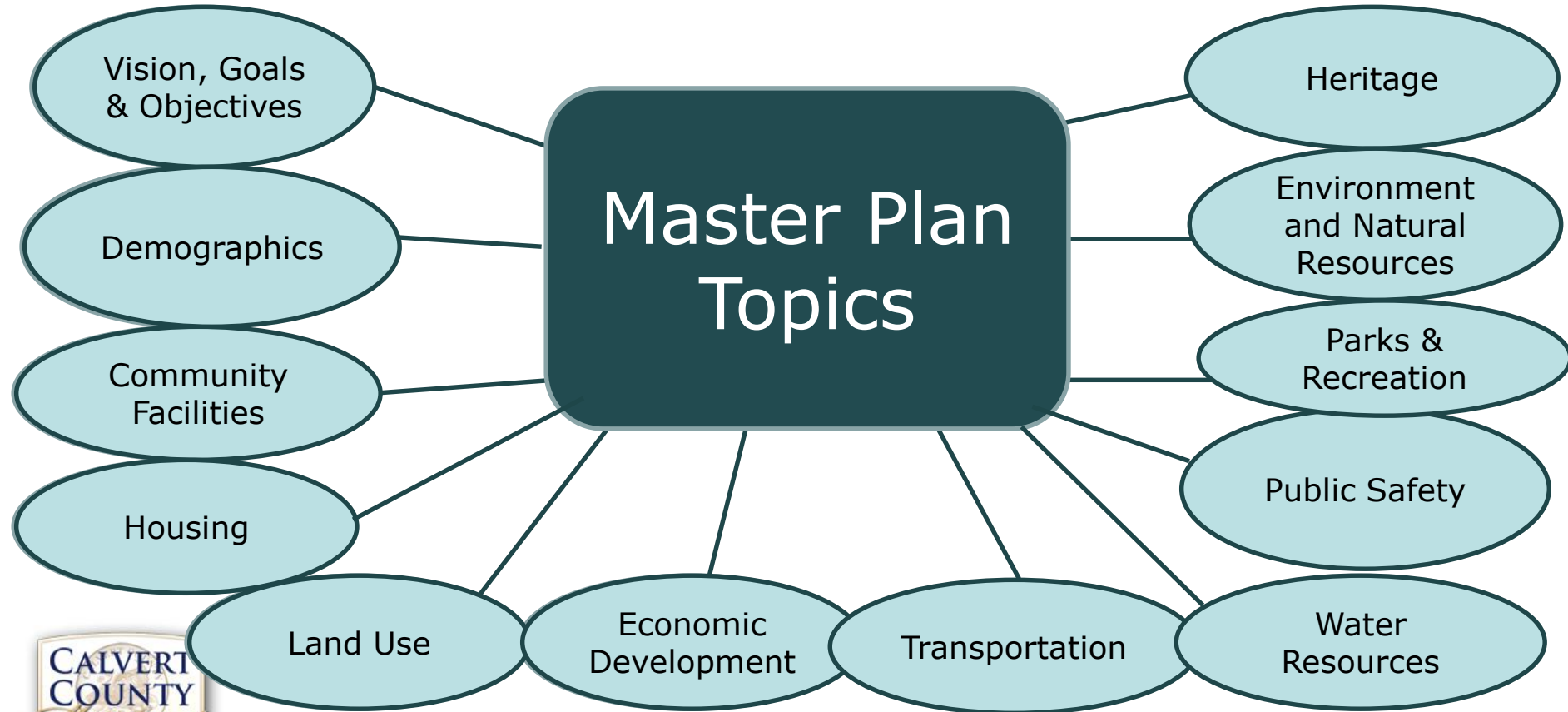
## Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

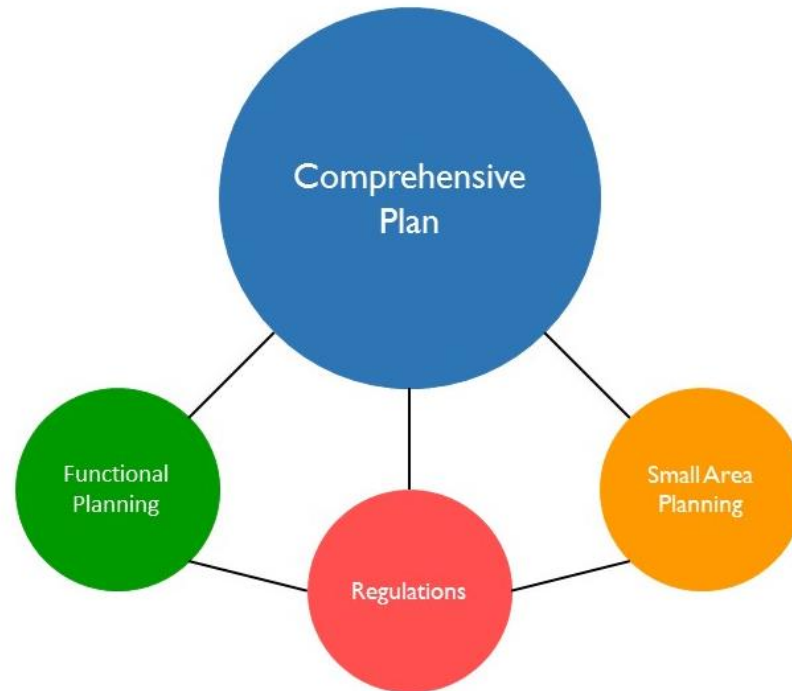
Spring 2021 -  
Summer 2021

Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

# What is a Master Plan ?



# Town Center Master Plans' Relationship to Other County Plans



Small Area  
Planning  
includes Town  
Center  
Planning

# Timeline of Plans

- 1983 Calvert County Comprehensive Plan includes Town Center concept
- Prince Frederick Master Plan adopted in 1989
- Prince Frederick Zoning Ordinance adopted in 1992
- Updated Calvert County Comprehensive Plan adopted in 1997
- Updated Calvert County Comprehensive Plan adopted in 2004
- Calvert County Comprehensive Plan amended in 2010
- Prince Frederick Six-Day Charrette conducted in 2013
- Updated Calvert County Comprehensive Plan adopted in 2019

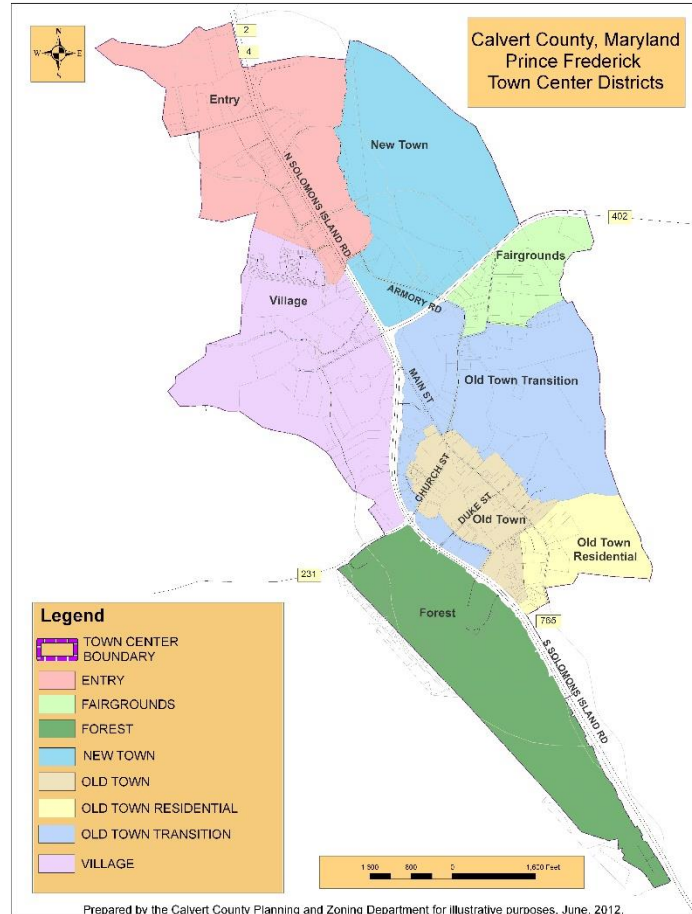


# Prince Frederick Charrette



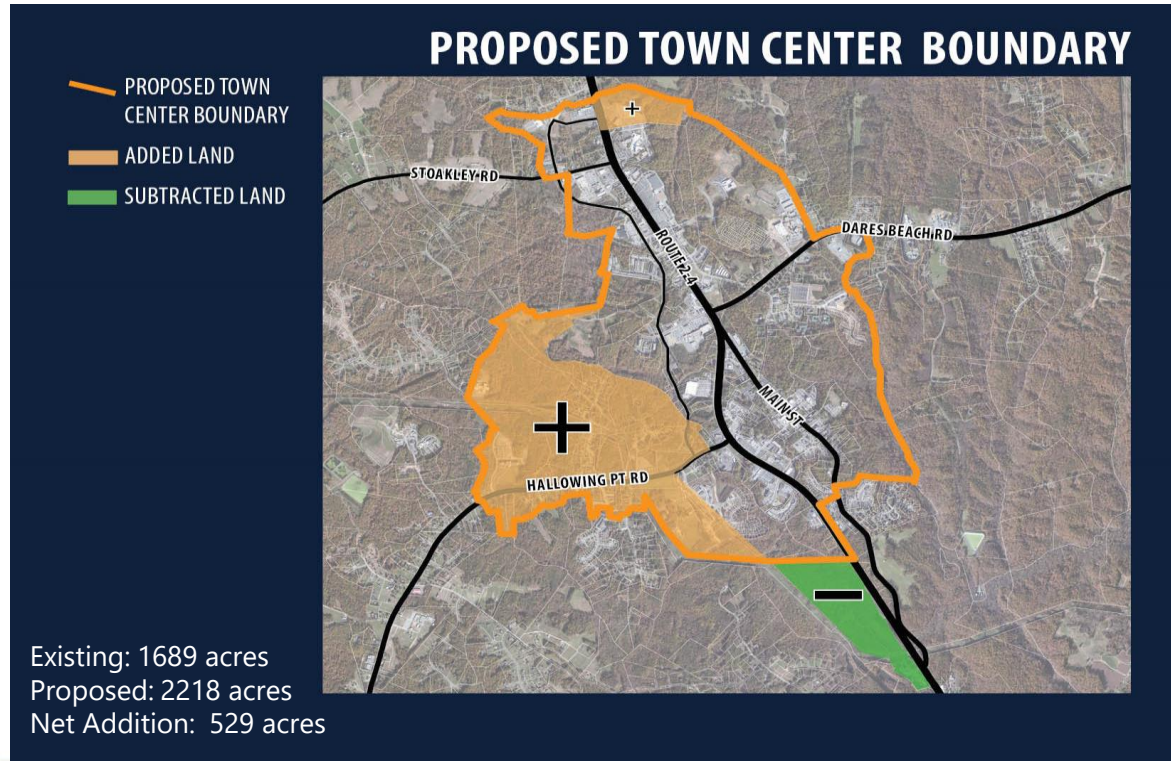


# Map of the Prince Frederick Town Center's Current Boundary & Districts



# Town Center Boundary

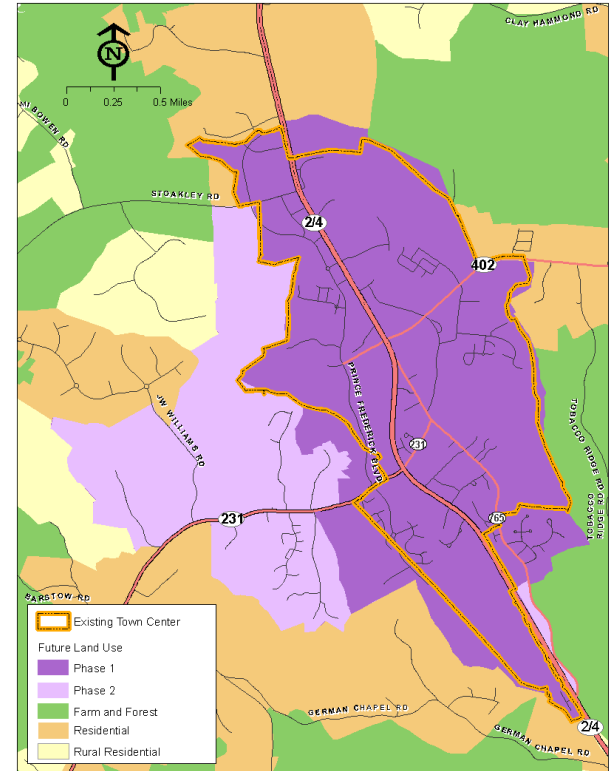
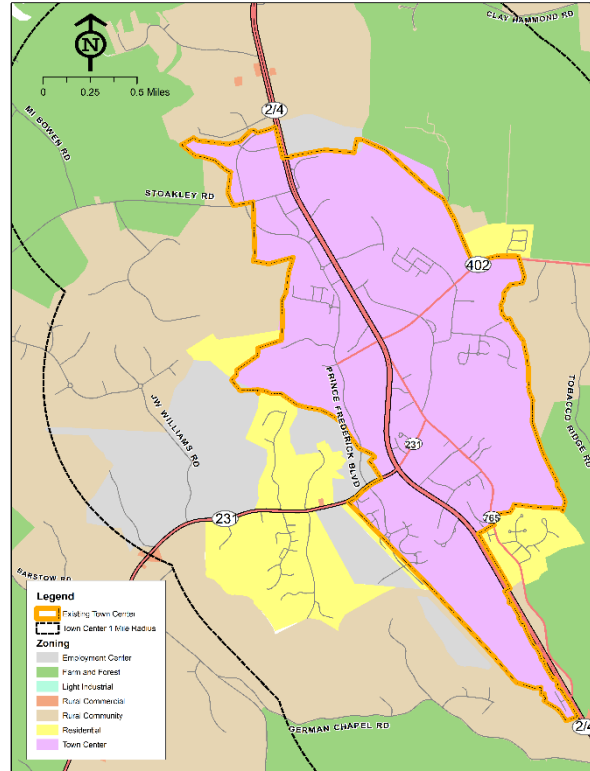
## Charrette Consultant's Proposal (2013)



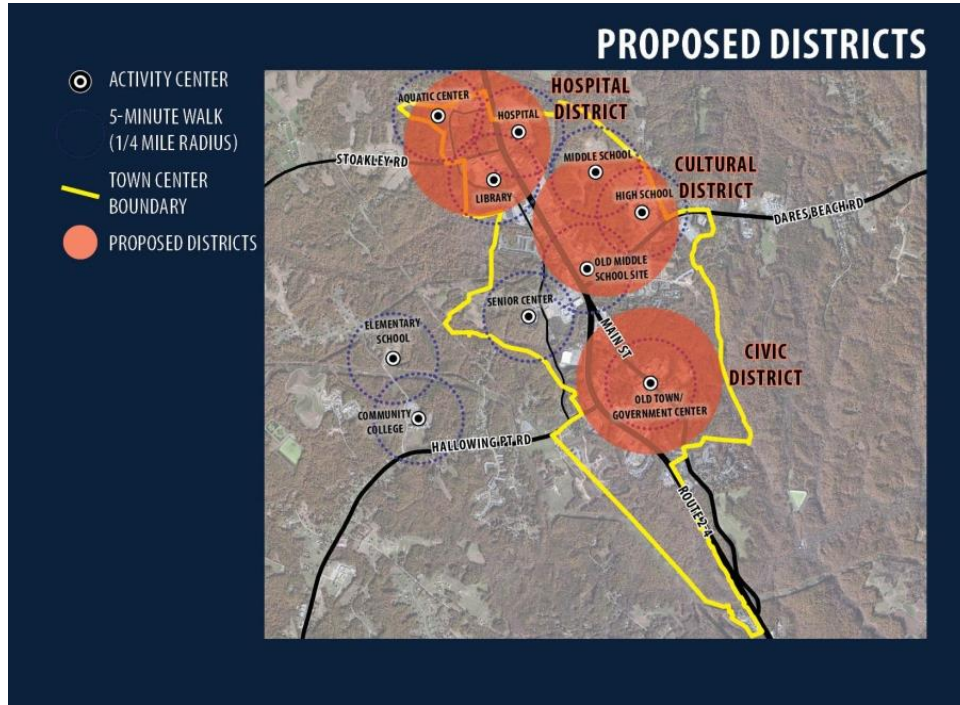
# Prince Frederick Town Center

On left:  
Current County Zoning  
(2020)

On right:  
Future Land Use  
Phase I and Phase II,  
Calvert County  
Comprehensive Plan,  
Adopted 2019



# Town Center Districts



## *2013 Presentation to County Commissioners Staff Recommendations*

Staff supports districts based on use (not geography);

Districts can be centered on established and future activities;

Final boundaries must be defined as part of Master Plan;

Districts focus on Civic (Old Town); Cultural (Armory); Hospital District; and College (Not shown)



# Prince Frederick Charrette



# Charrette Key Policy Recommendations

- Expand Town Center boundary and create new zoning sub districts based on frontage conditions
- Update the zoning ordinance to utilize pedestrian-oriented districts standards and concentrate growth in Town Center
- Complete the Loop Road System with proposed simplified connections



# Charrette Key Policy Recommendations

- Reform the TDR program to consider exemptions or reductions for mixed-use in Town Center
- Consider requiring TDRs for single story or strip/big box retail development in the one-mile zone
- Release the Armory Square for development with the requirement for key public amenities

# Public Meetings & Engagement in Phase I

- January 8 Liaison Meeting
  - January 30 Overview Presentation
  - Prince Frederick Survey #1 (open through Feb. 17)
  - March 2 Survey Results/Workshop
  - Prince Frederick Survey #2 (open through June 1)
  - October 15 Welcome Back Meeting\*
  - October 31 Interactive Map for Comments (opening date)
  - November 19 Focus Area Workshop on Transportation and Land Use\*
- \* Virtual Meeting/Workshop

# January 30 Public Meeting



# January 30 Public Meeting



# January 30 Public Meeting

- Process/Participation
- Community
- Economy
- Recreation
- Environment
- Finance
- Food
- Govt. & Community Facilities
- Housing
- Impacts of Development
- Infrastructure
- Land Use
- Safety
- Sustainable Development
- Transportation
- Transportation/Recreation



# March 2 Workshop





# March 2 Workshop

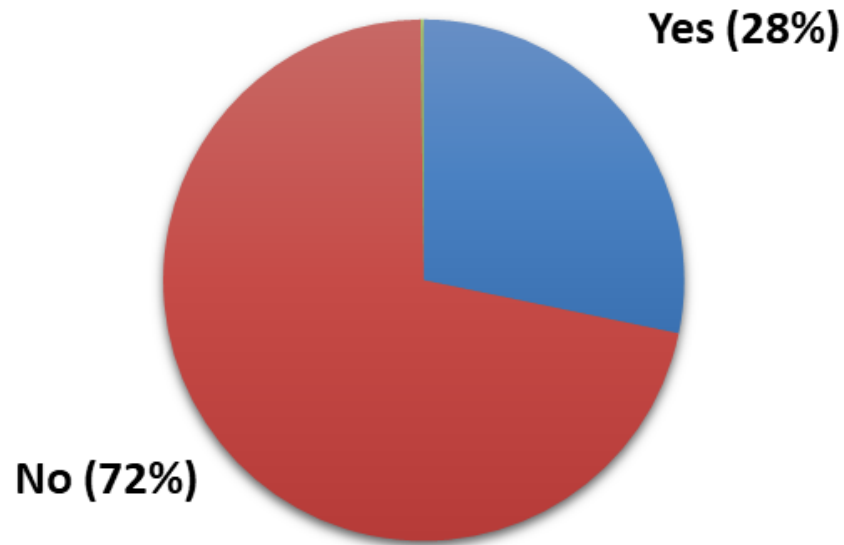
- Attendees Worked in Small Groups
  - Town Center Vision
  - Heritage and Recreation Opportunities
  - Land Use
  - Transportation
  - Focus Area
- Table Topics
  - I choose to live in Prince Frederick because....
  - Would you use sidewalks, bike trails or public transit in Prince Frederick if they were readily available?
  - What would you like to see in the Prince Frederick Town Center?

# Survey #1

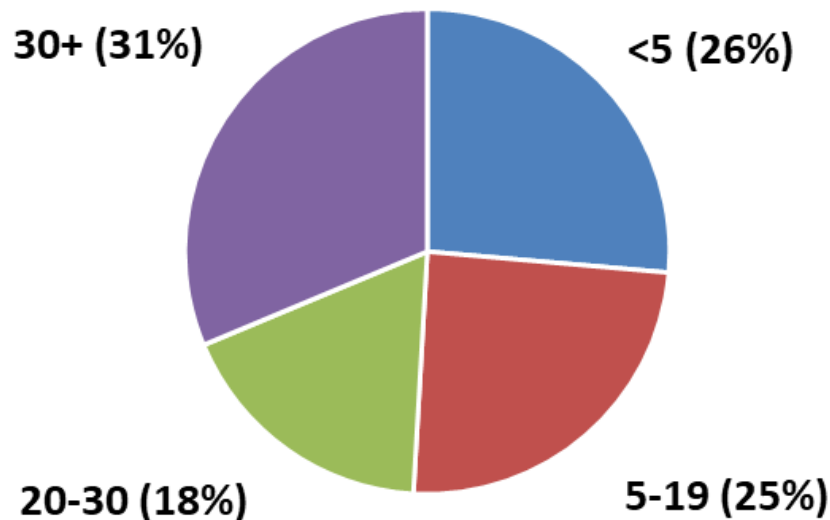
January 30 through Feb. 17, 2020



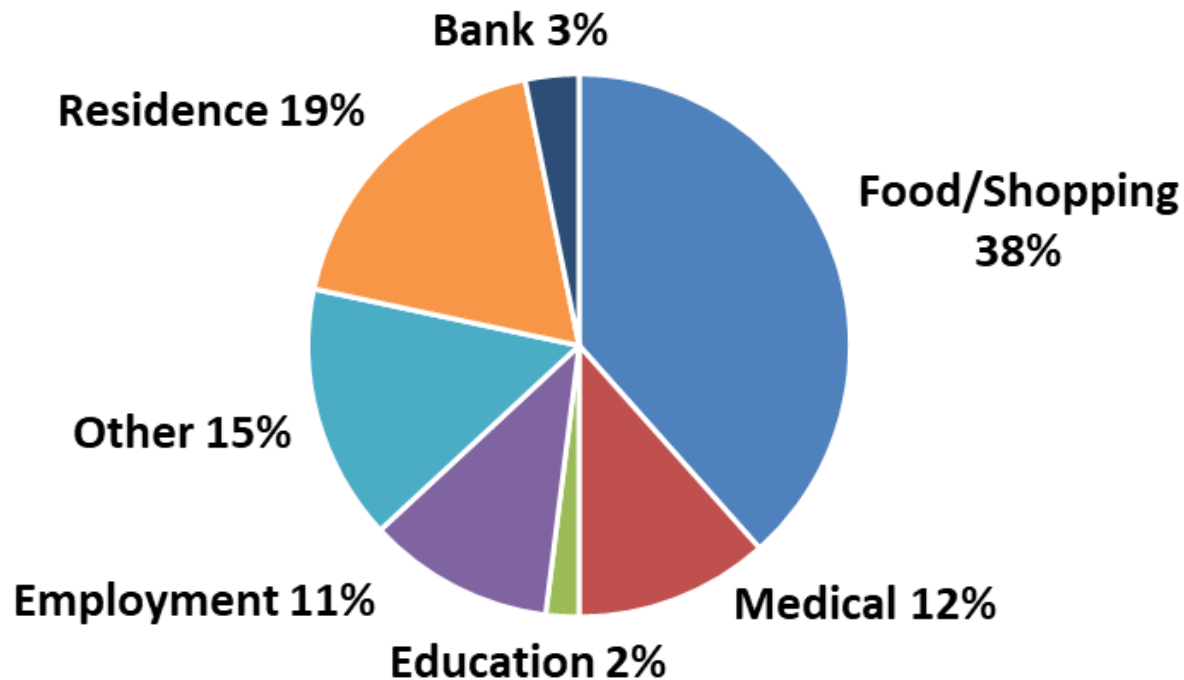
## Do You Live in Prince Frederick?



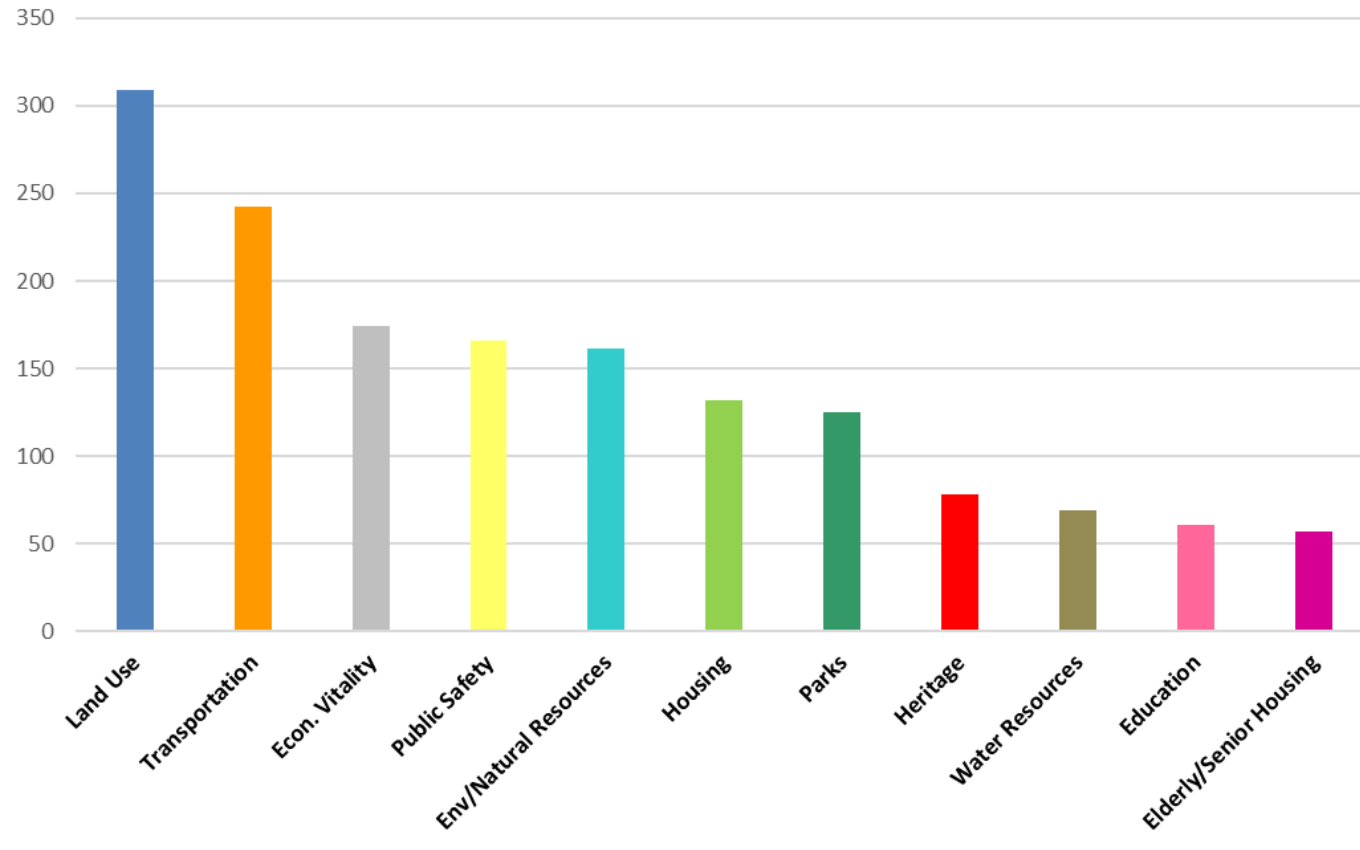
## If You Live in Prince Frederick, How Many Years Have You Lived Here?



## Main Reason to Travel to Prince Frederick

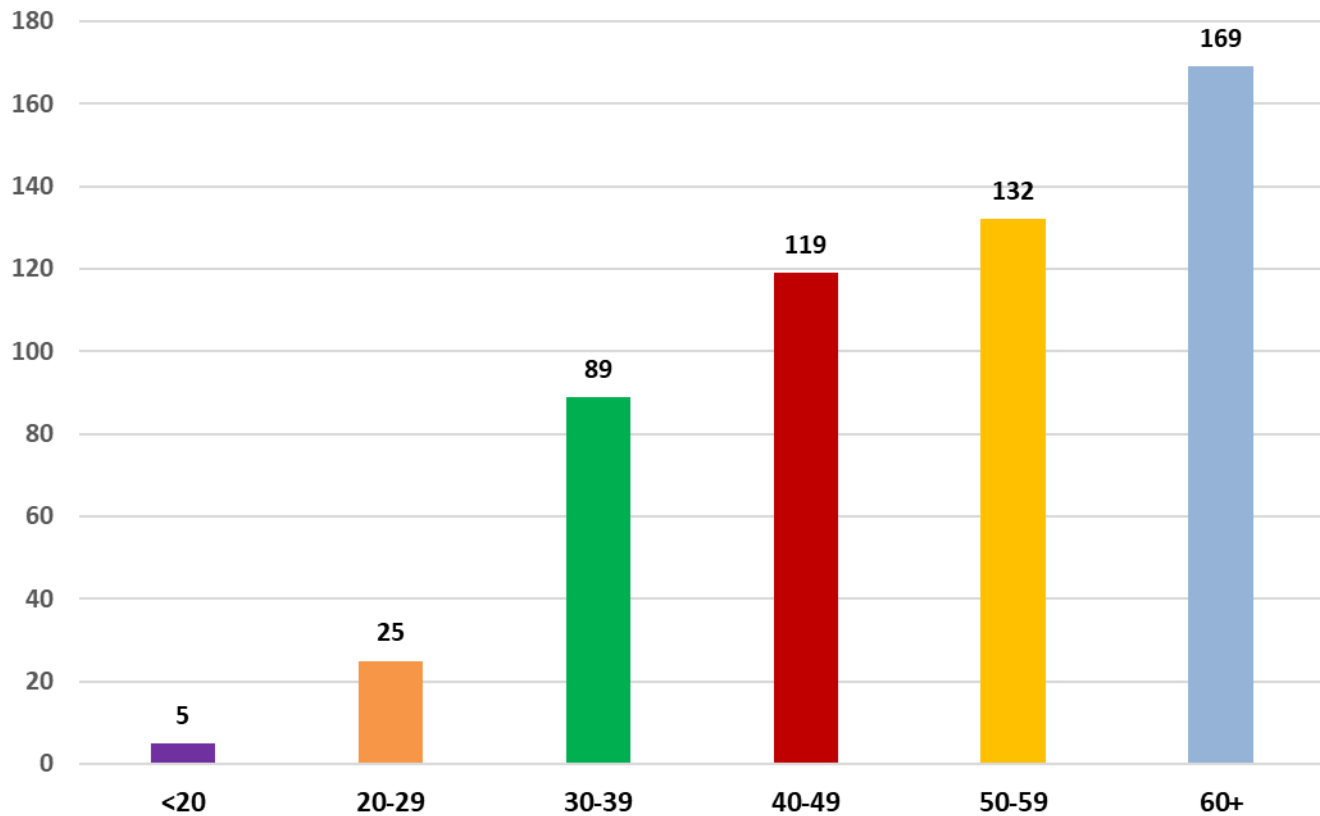


## Most Important Topics





**Age Group**



# Survey #2

March 11 through June 1, 2020



# Survey #2 Results

What is your vision of the Prince Frederick Town Center?



59%

Pedestrian/bike friendly trails connecting neighborhoods, schools & services



51.6%

The addition of parks and green space



44.3%

Encourage small-scale development over large-scale development



38.2%

Increased mixed-use development (combining residential, retail & cultural)



35.1%

Pedestrian Bridge over MD 4

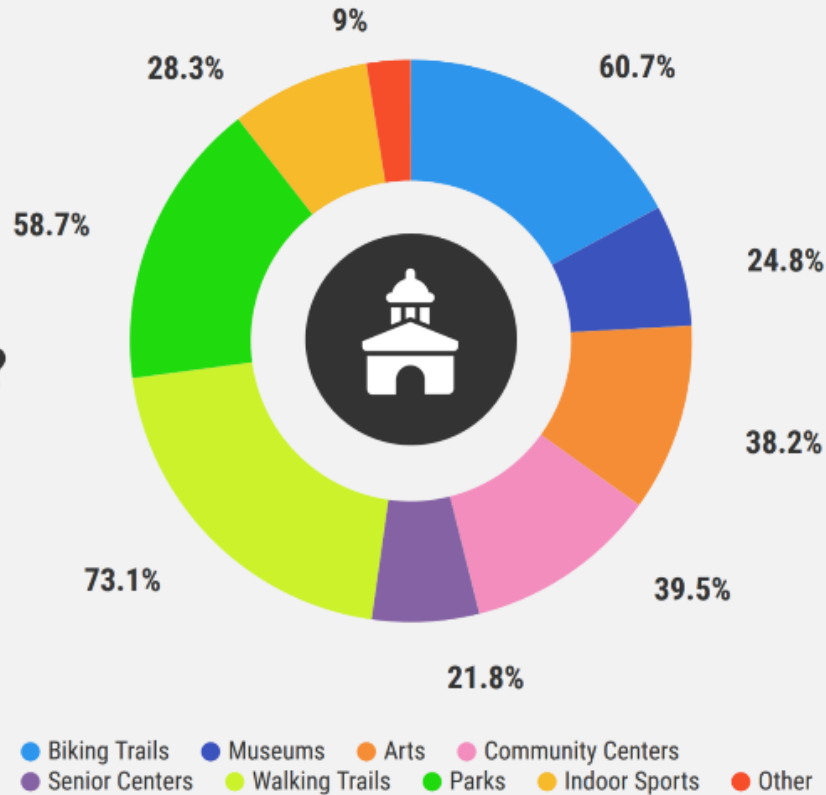


30.1%

Housing for all income levels

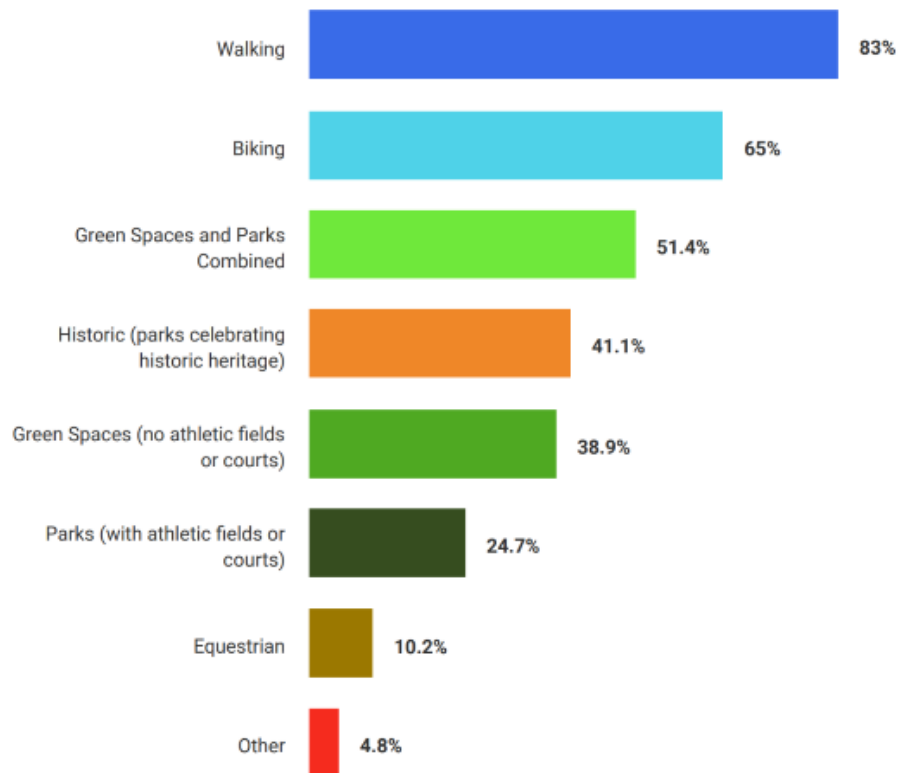
*\*Top six categories of the 591 responses. Participants could choose more than one category.*

## What types of heritage and/or recreation activities could be encouraged in Prince Frederick?



596 Responses. Participants could choose more than one category.

## What types of parks and trails connecting to natural areas would you like to see in Prince Frederick?



595 responses. Participants could choose more than one category.

**What kind of commercial, residential and/or mixed use development would you like to see take place within Prince Frederick Town Center?**



**45.4%**  
Commercial  
(mixed use)



**42.7%**  
Housing for all income  
levels



**30.6%**  
Senior living facilities



**28.1%**  
Commercial  
(retail)



**26%**  
Medical services



**13.5%**  
Hospital Annex

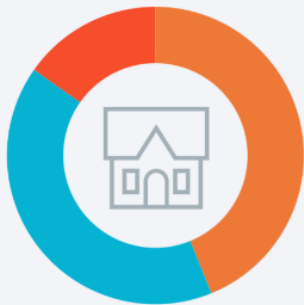
*Top six categories shown of the 561 responses. Participants could choose more than one category.*



## Is there enough diversity and choice in housing types?

# 40.9%

Yes



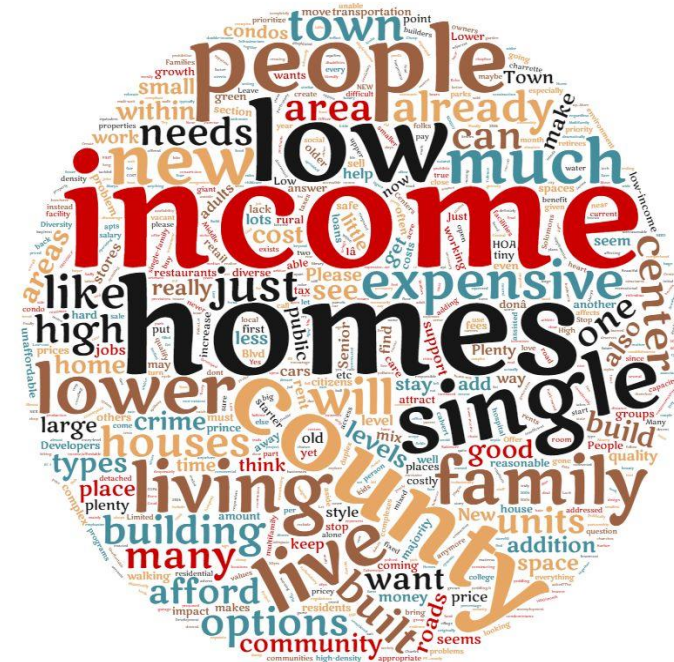
# 15.2%

No Responses

# 43.8%

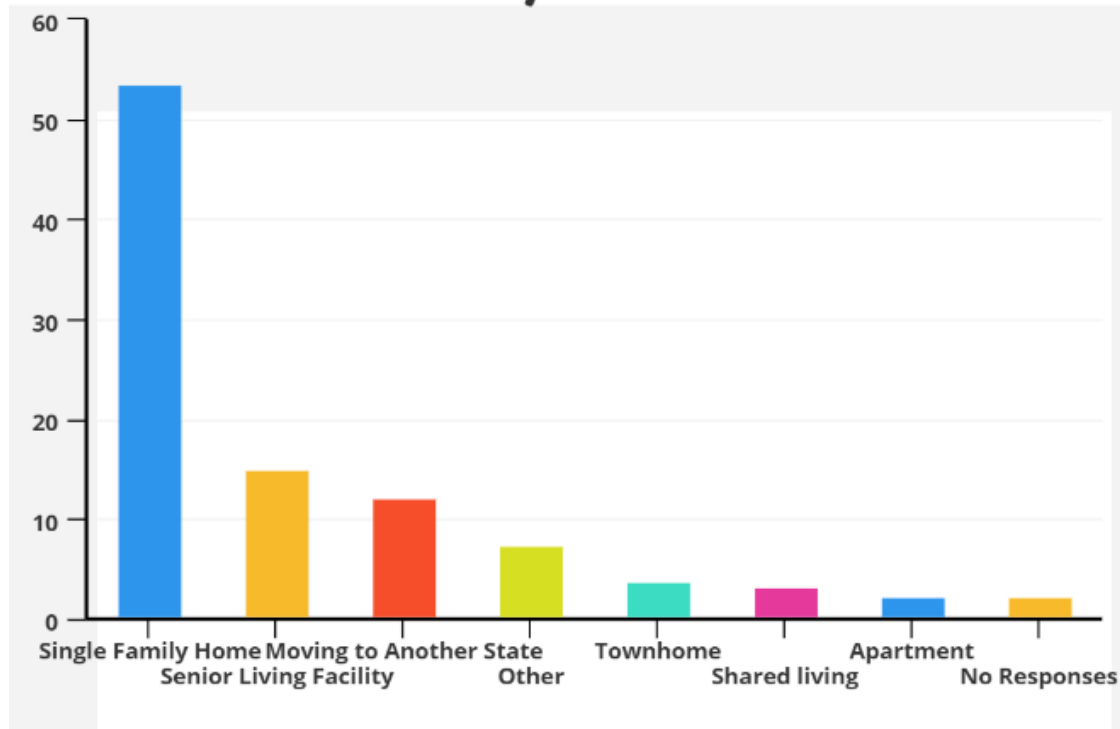
No

\* Based on 605 responses



## Why or why not?

## What kind of housing do you expect to live in 20 years from now?

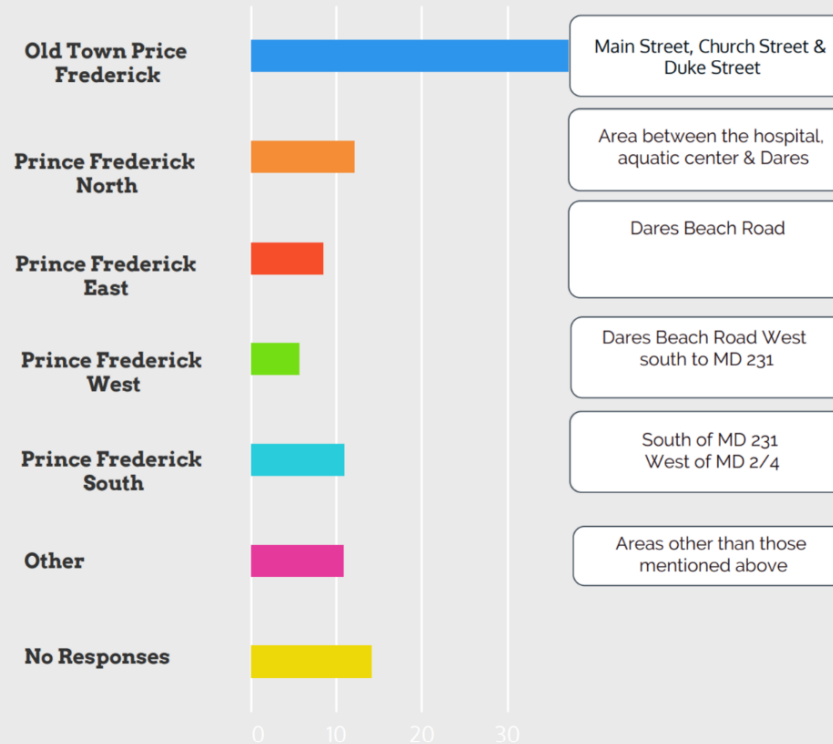


*\* Results based on 605 responses*

**How would you suggest  
improving walking,  
bicycling and using  
public transit within the  
Prince Frederick Town  
Center?**



# What area of the Prince Frederick Town Center do you feel is underutilized?



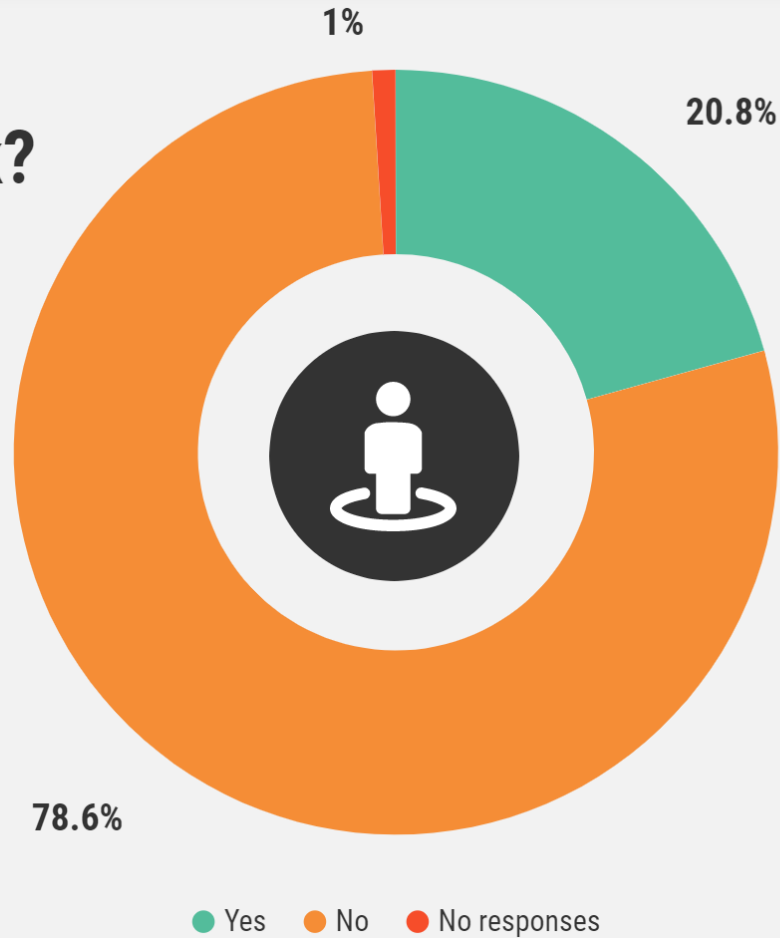




CALVERT  
COUNTY  
*Maryland*



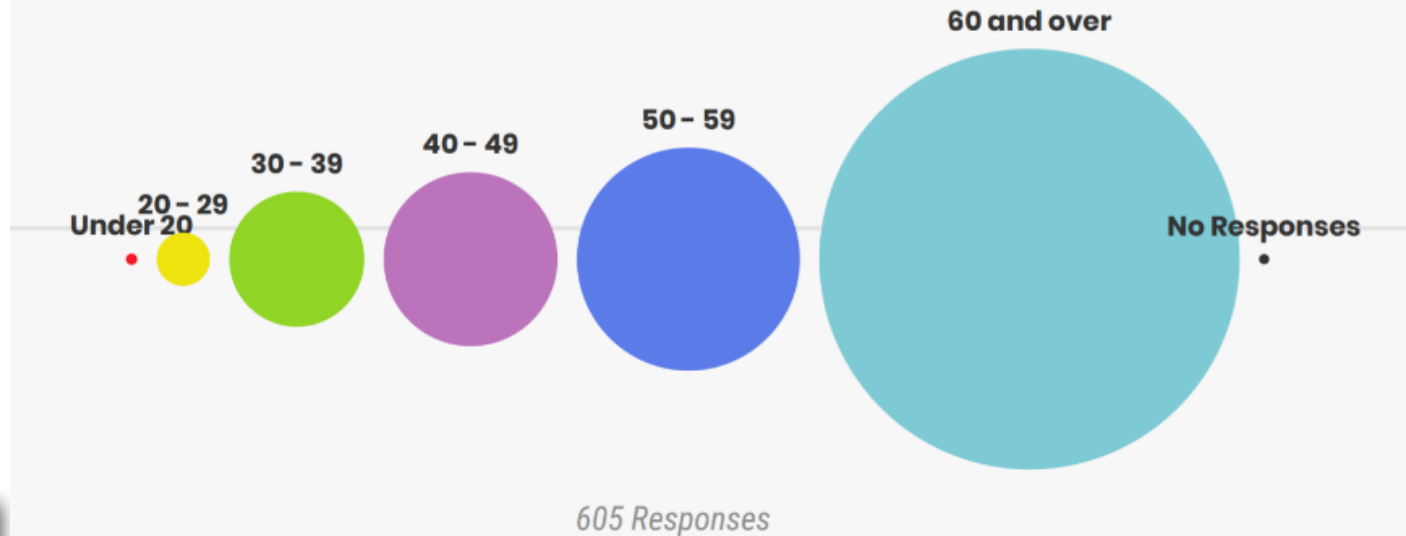
# Do you live in Prince Frederick?







## What is your age group?



# Outreach to Calvert County Committees and Commissions

- Economic Development Advisory Commission
- Environmental Commission
- Heritage Committee
- Historic District Commission
- Prince Frederick Architectural Review Committee

# Virtual Tours and Public Engagement

- Virtual Tours
  - King Memorial Park
  - Old Town Prince Frederick
  - Transportation Topics: Walking, Biking, Public Transit, Commuter Bus Transit, and Vehicles
- Survey
  - Interactive online map where people can identify locations on map and provide comments regarding traffic, safety, transit, pedestrian, and bike issues

# King Memorial Park Virtual Tour





# Old Town Prince Frederick Virtual Tour



# Transportation Videos



- Walking and Hiking
- Bicycling
- Local Transit
- Commuter Bus
- Vehicles



# Maryland Department of Transportation (MDOT)

## *Maryland Bikeways Program*

- Calvert County has been approved for an \$88,000 grant by MDOT.
- Grant requires a 20% matching fund from the County. Total project = \$110,000.
- Grant covers feasibility studies and design for Dunkirk and Prince Frederick Town Centers.
- Project will determine the feasibility of alignments serving important commercial, recreational, and residential destinations in the Dunkirk and Prince Frederick Town Centers.

# How Can You Participate?

- Provide input at public meetings
- Share ideas via surveys / written comments
- Submit written comments and/or speak at public hearings:  
Planning Commission's and  
Board of County Commissioners'

# Interactive Map Activity

Beginning by October 31, 2020



## Example of Interactive Mapping Exercise

Click on each of  
these buttons to  
find information on  
existing conditions

### MD103/MD104/MD108 Corridor Study

[Overview](#)[Study Area](#)[Study Themes](#)[Give us your Input!](#)[Study Concepts](#)

#### Preliminary Focus Areas

##### 1 Daily Traffic Volumes

##### 2 AM Congestion

##### 3 PM Congestion

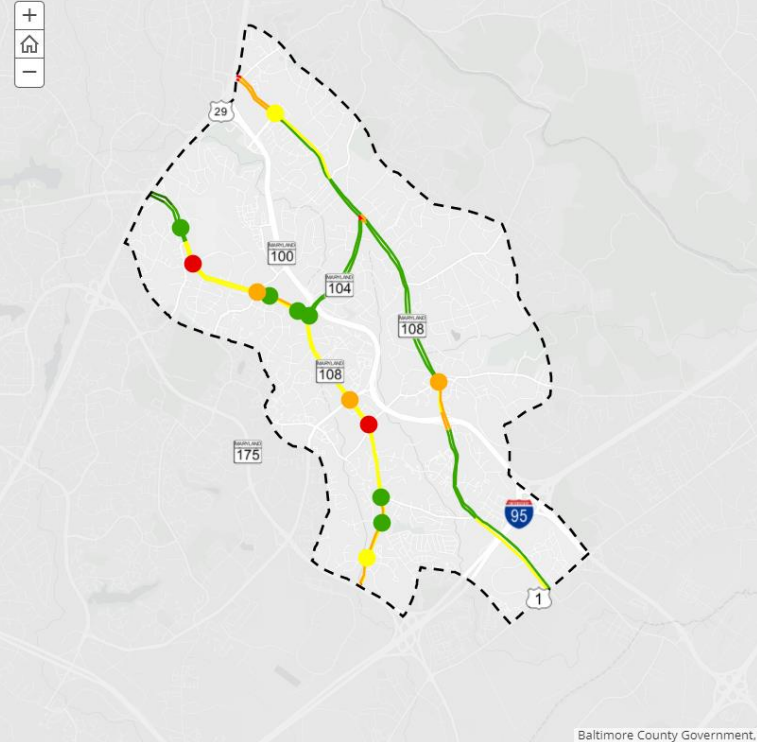
Average speeds along the study roadways and Level of Service (LOS, a qualitative measure of traffic delay or congestion) at key intersections in the study area, as shown in this map for the PM peak period (4PM to 6PM), can help identify where vehicle delays exceed acceptable levels as well as where operations could be adjusted (for example, to allocate more time to a side-street approach or provide a lead pedestrian interval).

Speeds tend to be lower and intersection delays longer during the PM peak hour than during the AM peak hour throughout the study corridors. In addition to MD 108 westbound between MD 104 and Phelps Luck Drive/Centre Park Drive, two other study area segments experience PM peak hour average speeds lower than 20 miles per hour: MD 108 eastbound between Mayfield Avenue and MD 175, and MD 103 westbound between MD 100 and Montgomery Road. In addition, MD 103 between Long Gate

##### 4 Safety

##### 5 Bike and Pedestrian Infrastructure

##### 6 Transit



Baltimore County Government

# Give your input.

## Click, Drag, Drop

**MD103/MD104/MD108 Corridor Study**

Overview Study Area Study Themes **Give us your Input!** Study Comments

**Give us your Input!**

**1 Give us your Feedback!**

Help us improve the infrastructure of the MD103/MD104/MD108 Study Area! If there's a location where you'd like to report a traffic, safety, pedestrian infrastructure, bike, or transit issue, please add it to the map. Additionally, provide any comments that you may have on the study area roads!

**To Add a Feature to the Map**

1. Select an icon from the menu bar on the right
2. Click on the map where you want to add the feature
3. Fill in the pop-up with any additional comments that you may have about this suggestion

To view the legend or turn layers on or off, use the different icons located at the top of the blue panel to the right. Thank you for being a part of our Corridor Study. We appreciate your time and input!

**\*\*NOTE: If you accidentally place a point in an unintended location, you will not be able to delete it. If this happens, please write "N/A" in the comment box.\*\***

**Report Transit Issue**

**Report Traffic Issue**

**Report Safety Issue**

**Report Pedestrian Infrastructure Issue**

**Report Bike Issue**

**1**

**2**

**3**

**3**

**2**

**1**

# Public Workshop on Transportation and Land Use

- Thursday evening, Nov. 19, 2020
- Virtual workshop
- Details forthcoming





# To Learn about Events & Status

- Visit the project page:  
[www.calvertcountymd.gov/2567/Town-Center-Master-Plan-Update](http://www.calvertcountymd.gov/2567/Town-Center-Master-Plan-Update)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook



**Notify Me**

*Subscribe to stay informed*

find us on  
**facebook** 



# Thank You!

Questions and comments may be emailed to  
[towncenterupdate@calvertcountymd.gov](mailto:towncenterupdate@calvertcountymd.gov)

or

call 410-535-1600, ext. 2356

during normal operating hours of 8:30 a.m. to 4:30 p.m.

Visit the project page at

[www.calvertcountymd.gov/TownCenters](http://www.calvertcountymd.gov/TownCenters)

